

CITY OF SANTA BARBARA
REDEVELOPMENT AGENCY MINUTES

Special Meeting
April 22, 2008
Council Chamber, 735 Anacapa Street

CALL TO ORDER

Chair Marty Blum called the joint meeting of the Agency and the City Council to order at 2:02 p.m.

ROLL CALL

Agency members present: Iya G. Falcone, Dale Francisco, Roger L. Horton, Grant House, Helene Schneider, Das Williams, Chair Blum.

Agency members absent: None.

Staff present: Executive Director/Secretary James L. Armstrong, Agency Counsel Stephen P. Wiley, Acting Deputy Director David Gustafson, Acting Housing and Redevelopment Manager Brian Bosse, Deputy City Clerk Brenda Alcazar.

PUBLIC COMMENT

No one wished to speak.

CONSENT CALENDAR

The title of the resolution related to Item No. 2 was read.

Motion:

Agency/Council Members Falcone/Schneider to approve the Consent Calendar as recommended.

Vote:

Unanimous roll call vote.

1. Subject: Minutes (9)

Recommendation: That the Redevelopment Agency waive the reading and approve the minutes of the regular meetings of April 1, 2008, and April 8, 2008.

Action: Approved the recommendation.

2. Subject: Contract For Construction For The Fire Station No. 1 Seismic Renovation Project (700.08/10)

Recommendation:

- A. That the Redevelopment Agency (RDA) Board increase appropriations in the RDA's 2003 Bond Funds by \$1,075,614 for the Fire Station No. 1 Seismic Renovation Project (Project), funded from unappropriated interest earnings accrued from that Fund;
- B. That the RDA Board authorize the total expenditure of \$6,635,614 for the Project;
- C. That Council waive a minor bid irregularity, reject the bid protests, and award and authorize the Public Works Director to execute a contract with McGillivray Construction, Incorporated (McGillivray), in their low bid amount of \$4,070,559, including additive bid alternates, for construction of the Project, Bid No. 3445, and approve expenditures up to \$407,000 to cover any cost increases that may result from contract change orders for extra work and discrepancies in the plans and specifications;
- D. That Council authorize the Public Works Director to execute a contract with Kruger Bensen Ziemer Architects, Incorporated (KBZ), in the amount of \$200,800 for construction support and Leadership in Energy and Environmental Design (LEED) administrative services, and authorize the Public Works Director to approve expenditures of up to \$20,080 for extra services of KBZ that may result from necessary changes in the scope of work;
- E. That Council authorize the Public Works Director to execute a contract with AG Mechanical, Incorporated (AG Mechanical), in the amount of \$72,800 to provide Enhanced LEED Commissioning, and authorize the Public Works Director to approve expenditures of up to \$7,280 for extra services of AG Mechanical that may result from necessary changes in the scope of work;
- F. That Council authorize the General Services Manager to issue a Purchase Order to Pacific Materials Laboratory, Incorporated (Pacific Materials), in the amount of \$33,100 to provide materials testing and special inspection services, and to approve expenditures of up to \$3,310 for extra services of Pacific Materials that may result from necessary changes in the scope of work; and
- G. That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Adopting the Findings Required by Health and Safety Code Section 33445 for Redevelopment Agency Funding of Capital Improvements to Fire Station No. 1.

Speakers:

- Members of the Public: Keith Abrahamson, Viola Constructors; Stephen McGillivray, McGillivray Construction, Incorporated.

(Cont'd)

2. (Cont'd)

Speakers (Cont'd):

- Staff: Acting Principal Civil Engineer Joshua Haggmark, City Attorney Stephen Wiley, Assistant Public Works Director/City Engineer Pat Kelly.

Action: Approved the recommendations; City Council Contract Nos. 22,798 - 22,800; City Council Resolution No. 08-030 (April 22, 2008, joint report from the Acting Public Works Director and the Acting Deputy Director/Acting Community Development Director; proposed City Council resolution).

REDEVELOPMENT AGENCY REPORTS

3. Subject: Carrillo Recreation Center Seismic Renovation And Rehabilitation (570.07/15)

Recommendation:

- A. That Council and the Redevelopment Agency (RDA) Board receive an update on the Carrillo Recreation Center Seismic Renovation and Rehabilitation Project (Project);
- B. That the RDA Board increase appropriations in the RDA 2001A Bond Fund by \$1 million for the Project, funded from previously unappropriated bond fund interest earnings;
- C. Approve the allocation of \$2.2 million from the Agency's Capital Project Contingency Account to the Carrillo Recreation Center Project;
- D. That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Adopting the Findings Required by Health and Safety Code Section 33445 for Redevelopment Agency Funding of Capital Improvements to the Carrillo Recreation Center; and
- E. That Council authorize the Public Works Director to negotiate and execute a contract with Kruger Benson Ziemer Architects, Inc. (KBZ), in an amount not to exceed \$496,526 for the final design of the Project, and for up to \$49,652 for extra services that may result from necessary changes in the scope of work.

Documents:

- April 22, 2008, joint report from the Acting Public Works Director and the Acting Deputy Director/Acting Community Development Director.
- Proposed City Council Resolution.

The title of the resolution was read.

(Cont'd)

3. (Cont'd)

Speakers:

Staff: Acting Wastewater Systems Manager John Schoof, Acting Housing and Redevelopment Manager Brian Bosse, Acting Deputy Director/Acting Community Development Director David Gustafson, Parks and Recreation Director Nancy Rapp.

Motion:

Agency/Council Members Horton/Falcone to approve the recommendations; City Council Resolution No. 08-031; City Council Contract No. 22,801.

Vote:

Unanimous roll call vote.

4. Subject: Acquisition Loan To Housing Authority Of The City Of Santa Barbara For 512-518 Bath Street (660.03/16)

Recommendation: That the Redevelopment Agency:

- A. Approve a \$4.8 million loan of Redevelopment Agency funds to the Housing Authority of the City of Santa Barbara for acquisition and land banking of a new affordable housing project site located at 512-518 Bath with funding contingent upon Agency Counsel's review and approval of issues related to title and environmental review;
- B. Appropriate \$4.8 million from the Agency's housing fund unappropriated reserves;
- C. Authorize the Agency's Deputy Director to execute a loan agreement and related documents in a form acceptable to Agency Counsel and to make non-substantive changes; and
- D. Adopt, by reading of title only, A Resolution of the Redevelopment Agency of the City of Santa Barbara Adopting the Replacement Housing Plan Dated April 10, 2008 for 512-518 Bath Street.

Documents:

- April 22, 2008, report from the Acting Deputy Director.
- Proposed Resolution.

The title of the resolution was read.

Speakers:

- Staff: Acting Housing and Redevelopment Manager Brian Bosse, Project Planner Simon Kiefer.
- Housing Authority of the City of Santa Barbara: Executive Director Robert Pearson.

(Cont'd)

4. (Cont'd)

Motion:

Agency Members Schneider/House to approve the recommendations;
Redevelopment Agency Resolution No. 1011; Redevelopment Agency
Agreement No. 510.

Vote:

Unanimous roll call vote.

ADJOURNMENT

Chair Blum adjourned the meeting at 9:38 p.m.

SANTA BARBARA
REDEVELOPMENT AGENCY

JAMES L. ARMSTRONG
SECRETARY

MARTY BLUM
CHAIR

BRENDA ALCAZAR, CMC
DEPUTY CITY CLERK